

TRANSFER
TAX
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Doc # 2004035062
Book 8194 Page 0047

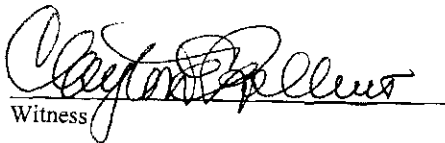
QUITCLAIM DEED WITH COVENANT

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(v) KNOW ALL PERSONS BY THESE PRESENTS, THAT **Servicenter, Inc.**, a Maine corporation with a principal place of business in Brunswick, County of Cumberland, Maine, for consideration paid, grants to **Caprilite, LLC**, a Maine limited liability company with a principal place of business in Brunswick, County of Cumberland, State of Maine, and whose mailing address is 21 Gurnet Road, Suite 5000, Brunswick, Maine 04011 with *quitclaim covenants*, the land in Waterville, County of Kennebec, State of Maine, more particularly bounded and described on Exhibit A attached hereto.

IN WITNESS WHEREOF Stephen J. Schwartz, in his capacity as Vice President and Liquidating Receiver of Servicenter, Inc. set his hand and seal this 5th day of November, 2004.


Witness


SERVICENTER, INC.

By: 
Stephen J. Schwartz

STATE OF MAINE
CUMBERLAND, ss:

NOVEMBER 5, 2004

Then personally appeared the above-named Stephen J. Schwartz, Vice President and Liquidating Receiver of Servicenter, Inc., and acknowledged the foregoing instrument to be his free act and deed in said capacity. Before me,


Notary Public/Attorney-at-Law
Name Typed or Printed CLAYTON E. ROLLINS
My Commission Expires: 3/24/05

(v)
Caprilite LLC
21 Gurnet Rd
Brunswick Me 04011

EXHIBIT A

Doc # 2004035062
Book 8194 Page 0048

62-11
62-10

Description of Parcel of Land Northerly side of Armory Road, Waterville, Maine For Servicenter, Inc.

September 20, 2004

A certain parcel of land situated in the City of Waterville, County of Kennebec, State of Maine, situated on the Northerly side of Armory Avenue, the boundaries of which are more particularly located and described as follows:

Commencing at an existing granite monument in the northerly right-of-way limits of Armory Road 26 feet northerly of centerline PC Station 25+53.64 as shown on Maine Department of Transportation Right-of-way Map "Armory Road", Waterville, Kennebec County, dated July 1980, sheet 1 recorded Kennebec County Registry of Deeds plan file number E82169; Thence on a bearing, oriented to Grid North Maine State Plane Coordinate System West Zone, 1927 NAD, South 79°35'00" East 15.08 feet along or near the northerly right-of-way limits of said Armory Road to the **Point of Beginning**:

Thence North 03°36'30" East 121.09 feet to the southerly line of the parcel of land described in the conveyance to the Waterville Area Industrial Development Corporation, deed recorded Book 1110, Page 243 Kennebec County Registry of Deeds;

Thence South 79°27'40" East 193.72 feet along or near the southerly line of the said parcel of land of the Waterville Area Industrial Development Corporation;

Thence North 71°49'46" East 219.05 feet along or near the southerly line of the said parcel of land of the Waterville Area Industrial Development Corporation to the westerly right-of-way line of Industrial Street as shown on **Waterville Industrial Park, Final Plan**, recorded plan E80193 Kennebec County Registry of Deeds;

Thence South 25°29'01" East 111.24 feet along or near the westerly right-of-way line of said Industrial Street to the northwesterly line of the parcel of land acquired by the State of Maine, Department of Transportation as shown on said Right-of-way Map for Armory Road, sheet 2, recorded Plan E82170 Kennebec County Registry of Deeds;

Thence South 16°30'36" West 11.28 feet along the northwesterly line of the said parcel of land acquired by the State of Maine Department of Transportation to the northerly right-of-way limits of Armory Road;

Thence South 69°27'25" West 103.17 feet along the northerly right-of-way limits of said Armory Road;

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Thence South 78°06'24" West 42.62 feet along the northerly right-of-way limits of said Armory Road to a granite monument at the beginning of a curve concave northerly with a radius of 792.49 feet;

Thence westerly 217.19 feet along the arc of said curve in the northerly right-of-way limits of said Armory Road, through a central angle of 15°42'09" to the intersection with a non-tangent line, the end point of which line is 26 feet northerly of centerline station 26+71 of said Armory Road as shown on said sheet 1;

Thence North 79°35'00" West 98.18 feet along the northerly right-of-way limits of said Armory Road to the POINT OF BEGINNING. Containing 1.18 acres.

Together with an appurtenant easement for access in the parcel of land described in the conveyance from Servicenter, Inc. to the Waterville Area Industrial Development Corporation by corrective deed recorded Book 5312, Page 008 Kennebec County Registry of Deeds. The said easement shall continue in duration until either released by Servicenter, or their successors, or at the date the parcel described in Book 5312, Page 008 is accepted as a public street.

The above description is based upon a Standard Boundary Survey of Property of Servicenter, Inc., by Paul H. Ruopp Jr., PLS, Monmouth, Maine, further reference being made as part of this description to said survey and Plan of Standard Boundary Survey Property of Servicenter, Inc. and ERF, Inc. by Paul H. Ruopp Jr., PLS, dated January 03, 1997.

The above described parcel of land is subject to an easement for storm drains and an easement for clear sight restrictions as shown on said Maine Department of Transportation Right-of-way Map "Armory Road", Waterville, Kennebec County, dated July 1980, recorded Kennebec County Registry of Deeds plan file number E82170, and further described in notice recorded Book 2381, Page 40 Kennebec County Registry of Deeds.

The said described parcel of land is further subject to the rights of Servicenter, Inc. and its assigns for the use and maintenance of a sanitary sewer line across said premises for the benefit of other land of Servicenter, Inc.

The above described parcel of land is a portion of the second parcel of land described in the conveyance to Jetport Motel, Inc., by Servicenter, Inc., deed recorded Book 3669 Page 250 Kennebec County Registry of Deeds. Servicenter, Inc. is the successor to Jetport Motel, Inc. by merger of Jetport Motel, Inc. into Servicenter, Inc., see notice recorded Book 4778, Page 233 Kennebec County Registry of Deeds.

Received Kennebec SS.
11/08/2004 10:36AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS